

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ELLESMERE WAY, TRUGANINA, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,200,000

&

\$1,275,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

TRUGANINA, VIC 3029

Period - From

05/26

to

09/26

Source

Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
61 TEACHER CRESCENT TRUGANINA VIC 3029	\$907,000	16/09/26
41 BRIDGEWATER WAY TRUGANINA VIC 3029	\$888,000	21/05/26
17 PEDLEY WAY, TRUGANINA, VIC 3029	\$825,000	25/08/26

This Statement of Information was prepared on:

20/09/2026